



37-02 JUNCTION BOULEVARD CORONA, NY

RITE AID CORNER – FIRST TIME ON THE MARKET IN 20 YEARS

Size: 8,600 SF + 2,100 SF total 10,700 SF ground floor plus full lower level
Can be leased separately

Frontage: 200' of wraparound feet

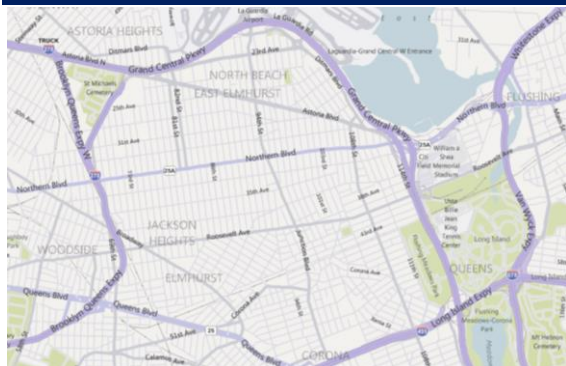
Rent: Available upon request

Comments:

- Strong demographics with heavy pedestrian traffic
- Steps to #7 subway with over 6.8 annual riders
- Several buses service the area
- Neighboring retailers include Chase, AT&T, GameStop, Chipotle, Ihop, Paris Baguette, Burger King, Claire's, Verizon, Sarku, Taco Bell, Rite Aid, McDonalds, VIM, T- Mobile, Young World, CityMD, RUME, Bank of America, Sprint, Dunkin Donuts and many more

**HOT CORNER
OF JUNCTION
BLVD
AND 37TH
AVENUE**

TRADE AREA INFORMATION: CORONA, NY



DEMOGRAPHICS: 2021 Data Estimates

	1/2 mile	1 mile	1.5 mile
Population	79,005	253,761	388,959
Households	20,181	72,036	117,499
Average HH Income	\$62,406	\$66,997	\$68,476
Average Daily Traffic Counts (ADT)	10,000		

Please Call Exclusive Broker:

Marc Durst

Assoc. Broker
(718) 732-0626
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**Sholom &
Zuckerbrot** Realty LLC
Established 1962

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Although all information is from sources deemed reliable, and no representation is made as to the accuracy thereof, it is submitted subject to errors, omissions, changes of price, prior sale, or withdrawal without notice

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